

**4809 and 4811 49 Avenue
Lloydminster, Saskatchewan**

MLS # A2163745



\$279,000

Division: Central Business District

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 4,557 sq.ft.

Zoning: C1

Heating: Floor Furnace, Forced Air, Natural Gas

Floors: -

Roof: -

Exterior: Brick, Stucco

Water: -

Sewer: -

Inclusions: None

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.15 Acre

Lot Feat: -

Opportunity presents! Invest in a well maintained 4,557 square foot commercial building on 49th Avenue, in downtown Lloydminster. This property provides an income generating investment with two, existing modified-gross leases (to 2026/2027) with excellent and established tenant profiles. Financial information will only be provided with a signed confidentiality agreement. Please do not visit these businesses with intention to view their spaces without a confirmed appointment with a Realtor, please provide plenty of notice for viewings as showings will only be arranged during regular business hours when the timing is convenient for the tenants (ie. morning/mid-afternoon). Make your move!